

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
WORK SESSION #34
Thursday, January 19, 2006**

A work session of the Williamsburg Planning Commission was held on Thursday, January 19, 2006, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Young, Pons, McBeth, Rose. Absent were Commissioners Friend and Hertzler. Also present was Planning Director Nester and Zoning Administrator Murphy.

Mr. Hertzler called the meeting to order at 4:00 p.m., and announced that a quorum was not present. He said that he would take comments from citizens pending arrival of addition Commission members.

OPEN FORUM

No one spoke at the open forum.

COMPREHENSIVE PLAN

Revised Draft of Chapter 8 – Neighborhoods and Housing

Mr. Nester reviewed changes made in the draft, and specifically mentioned the figures in the final paragraph of the Housing Plan, which projected that at build-out, 56.3% of the City's dwellings will be owner-occupied. Mr. Nester said that arriving at this figure was based on his knowledge of development in the City, and assumptions about the percentages of owner-occupancy for new development. Mrs. McBeth said that more back-up is needed for these figures, specifically about how the estimates were derived. Mr. Nester said that he would assemble more information about owner-occupancy rates for completed new developments in the City.

Mr. Pons suggested that measures for neighborhood preservation need to be listed in the Housing Plan section, rather than just in sections dealing with individual neighborhoods.

Revised Draft of Chapter 12 – Implementation

Mr. Nester reviewed the changes made in the draft, noting that the order of consideration for Zoning Ordinance revisions has been modified. He said that he tried to order the priority so that areas where property owners had expressed interest in proceeding with projects were considered as soon as possible (e.g. South Henry Street redevelopment).

It was suggested that economic development issues be added as an “inter-jurisdictional cooperation” issue on page 12-5.

Outline for Chapter 11 – Infrastructure

Mr. Nester reviewed the outline for this chapter, and noted that a lot of the infrastructure issues are tied in with the Capital Improvement Program.

Mr. Pons said the issue of water consumption should be addressed, specifically issues such as policy for yard irrigation systems and encouragement of drip irrigation.

Timetable for completion of the Plan

Mr. Nester said that he would like to have the draft of the Plan completed by the end of February. Following completion of the draft, new Community Conversations would be held March with public hearings following in April. The Commission could make a recommendation to City Council in May, with City Council adoption by July.

Mrs. McBeth said that W&M spring break is in March, and that the hearings should be scheduled to allow participation by students.

Mr. Nester said that he would get some dates together to talk about at the next meeting.

Wales Subdivision

Mrs. McBeth presented a sketch from Colby Cumber for the redevelopment of the lower undeveloped section of the Wales Subdivision. She noted that Mr. Cumber feels that based on the cost of the land, some time of multi-family development is needed to allow low and moderate income housing to be constructed. Mr. Nester said that the current language in the Plan draft is for the Wales area to be developed as single family detached low and moderate income housing, similar to the Strawberry Plains Redevelopment Area. After an extended discussion, the Commission felt that language should be included to acknowledge that higher density housing could be acceptable for this area if an acceptable plan could be developed (similar to the language for the Mt. Vernon Avenue area).

OPEN FORUM

David Kranbuehl, 201 Harrison Avenue, said that he endorsed Mr. Pons comments on better emphasizing neighborhood preservation issues in the Housing Plan. He said that he supports incentives for owner-occupied housing. He said that owner-occupancy improves economic vitality, and suggested that this be recognized in the Commercial and Economic Development Plan on page 10-2.

Mr. Kranbuehl mentioned issues to think about for the Capital Improvement Program:

1. Underground wiring - \$200,000 is in the plan for underground wiring between Lafayette Street and Botetourt Street, but this is not as critical a

- need as other portions of Lafayette Street. We should start prioritizing underground wiring in residential areas.
2. Sidewalks – there is a pressing need for sidewalk improvements along Richmond Road from the Dellys to the churches. The sidewalk there is a disaster – too narrow with too much drop-off at the edge. This should be fixed in the coming year.
 3. New City Hall – there are a lot higher priorities than a new City Hall.

Mr. Young noted that the real development of the Capital Improvement Program is not done by Planning Commission – the Commission plays no role in creating the Program.

Robert Braxton, 128 Braxton Court, pointed out a correction that was needed on page 10-4 of the draft.

The meeting was adjourned at 5:40 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission